

AMENDATORY SECTION:

WAC 296-150M-0020 What definitions apply to this chapter? "**Alteration**" is the replacement, addition, modification, or removal of any equipment or installation that affects the construction, planning considerations, fire safety, or the plumbing, mechanical, and electrical systems of a manufactured home. The installation of whole-house water treatment equipment that requires cutting into the existing plumbing is considered an alteration and requires a permit, an inspection and an alteration insignia.

"**Alteration insignia**" is an insignia issued by the department of labor and industries to verify that an alteration to a manufactured home meets the requirements of federal law 24 CFR 3280 and this chapter.

"**Anchoring system**" is the means used to secure a mobile home to ground anchors or to other approved fastening devices. It may include straps, cables, turnbuckles, bolts, fasteners, and other components.

"**ANSI**" is the American National Standards Institute, Inc., and the institute's rules applicable to manufactured homes, ANSI A225.1 Manufactured Homes Installation, 1994 edition, except section 3.5.2 - Ground Cover and section 4.1.3.3 - Clearance.

"**Authority having jurisdiction**" means that either the department of labor and industries or the local jurisdiction is responsible for establishing specific manufactured home standards. The authority for specific manufactured home standards is divided as follows:

- The department of labor and industries establishes standards for manufactured home installation and alterations and performs alteration inspections;
- The local jurisdiction establishes standards for manufactured homes governing the building site and performs installation inspections.

"**Building site**" is a tract, parcel, or subdivision of land on which a manufactured home is installed.

"**DAPIA**" is a Design Approval Primary Inspection Agency as approved by the United States Department of Housing and Urban Development.

"**Department**" is the department of labor and industries. The department may be referred to as "we" or "us" in this chapter. Note: You may contact us at: Department of Labor and Industries, Specialty Compliance, PO Box 44440, Olympia, WA 98504-4440.

"**Design plan**" is a design submitted to the department for approval of a manufactured home structural alteration.

"**Equipment**" means the appliances used in the alteration or installation of a manufactured home.

Examples of appliances that require an alteration inspection include:

- Furnace;
- Water heater;
- Air conditioner; and
- Heat pump.

Examples of appliances that do not require an alteration inspection include:

- Microwave oven;
- Washer;
- Dryer; and
- Dishwasher and range that are connected to their source of power by a plug-in cord.

"**Equivalent air conditioning/heat pump components**" is equipment that performs the same function and is compatible with the equipment of another manufacturer, sometimes

referred to as mix and match.

"Footing" is the portion of a support system that transmits loads from the manufactured home to the ground.

"Foundation skirting" or **"skirting"** is the material that surrounds and encloses the space under the manufactured home.

"Homeowner" is an individual who owns a manufactured home. Dealers, distributors, and developers are not regarded as homeowners.

"HUD" is the United States Department of Housing and Urban Development with headquarters located in Washington, D.C.

"Indigent" means a person receiving an annual income, after taxes, of one hundred twenty-five percent or less of the most recently published federal poverty level.

"Installation" is the activity needed to prepare a building site and to set a manufactured home within that site. Site means a tract, parcel, or subdivision of land including a mobile home park.

"Installed manufactured or mobile home" is a manufactured or mobile home that has been placed on either private property or in a park and has been approved for occupancy by the local authority having jurisdiction. This includes the approval of the blocking of the home, the connection of the home to all of the utilities, including water, sewer and electrical.

"IPIA" is a manufactured home production Inspection Primary Inspection Agency approved by the United States Department of Housing and Urban Development. The department of labor and industries is the IPIA for Washington State.

"Local enforcement agency" is an agency of city or county government with power to enforce local regulations governing the building site and installation of a manufactured home.

"Manufactured home" is a single-family dwelling built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code. A manufactured home also:

- Includes plumbing, heating, air conditioning, and electrical systems;
- Is built on a permanent chassis; and
- Can be transported in one or more sections with each section at least eight feet wide and forty feet long when transported; or when installed on the site is three hundred twenty square feet or greater (see RCW 46.04.302).

Note: Total square feet are based on exterior dimensions measured after installation using the longest horizontal projections. Dimensions may not include bay windows but may include projections containing interior space such as cabinets and expandable rooms.

Exception: A structure that meets the requirements of a manufactured home as set out in 24 CFR 3282.7(u), except the size requirements is considered a manufactured home, if the manufacturer files with the secretary of HUD a certificate noted in CFR 3282.13.

"Mobile home" is a factory-built dwelling built prior to June 15, 1976, to standards other than the HUD Code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since

the introduction of the HUD Manufactured Home Construction and Safety Standards Act. For the purposes of this chapter references to manufactured homes include mobile homes.

"**Park site**" is the installation location of a manufactured home within a residential area for manufactured homes.

"**Repair**" is to restore an item to sound condition, to fix.

"**Replacement**" is the act or process of replacing, to substitute.

"**Structural alteration-custom design**" is a design that can only be used once.

"**Structural alteration-master design**" is a design plan that can be used more than once. The master plan expires when there is a code change applicable to the design.

"**System**" is part of a manufactured home designed to serve a particular function such as structural, plumbing, mechanical, or electrical functions.

AMENDATORY SECTION:

WAC 296-150M-0049 What must be done prior to the sale of an installed manufactured (mobile) home by a homeowner?

(1) Prior to the sale of any installed manufactured ~~((/))~~or mobile home, the homeowner must ~~((d))~~

(a) Deliver to the buyer a completed property transfer disclosure statement in accordance with chapter 64.06 RCW, unless the seller is exempt or the buyer waives his or her rights pursuant to chapter 64.06 RCW. The disclosure statement must include~~((including))~~ all the criteria specified in RCW 64.06.020 and any variance(s) granted according to WAC 296-150M-0140, and:

~~((a))~~i) Have all department insignia required by this chapter; or

~~((b))~~ii) Have all department insignia required by this chapter for alterations performed during ownership of the home and include in the property transfer disclosure statement all alterations that were known to have been performed by any previous owner of the home.

~~((2))~~ (b) Nothing in ~~((this))~~ subsection (1) of this section shall have any effect on any written warranty (ies) required by RCW 46.70.135.

~~((3))~~ (c) Subsection (1) ~~((b))~~a(ii) of this section does not permit the sale of an ~~((apply to))~~ unsafe manufactured or ~~((/))~~mobile homes~~((that))~~ when the use of which may constitute a hazard to life, safety, or health.

(2) The homeowner may enter into a conditional sale of an altered manufactured or mobile home. A conditional sales agreement may be executed only if, prior to execution, the seller has complied with subsection (1) of this section. For purposes of this subsection "conditional sale" means an agreement between the seller and the purchaser which is contingent on the seller fulfilling the conditions established by the purchaser (i.e. the sale of the home is contingent on the seller ensuring that alterations performed to the manufactured or mobile home are in compliance with these rules).

(3) The homeowner may request an inspection by the department. If after the inspection the department determines that an alteration may constitute a hazard to life, safety or health the department must notify the homeowner in writing within thirty days of completing the inspection. The department may also notify the local official responsible for enforcing the fire code adopted under chapter 19.27 RCW and/or the local health officer.

NOTE: In addition to the homeowner requesting an inspection by the department, any party including the buyer and/or party financing the sale may also request an inspection. The department will conduct the inspection and if after the inspection the department determines that an alteration may constitute a hazard to life, safety or health the department shall notify the interested parties identified by the requesting party in writing within thirty days of completing the inspection. The department may also notify the local official responsible for enforcing the fire code adopted under chapter 19.27 RCW and/or the local health officer.

AMENDATORY SECTION:

WAC 296-150M-0050 When can a manufactured home be posted with a prohibited sale or lease notice (~~Can I sell or lease a manufactured home that has been posted with a~~

~~prohibited sale or lease notice? (1) If we find your manufactured home violates this chapter or federal standards in 24 CFR 3280, we may attach a prohibited sale or lease notice to your unit.~~

~~(2) You may not sell, lease, or offer for sale a manufactured home that is posted with a prohibited sale or lease notice.~~

~~(3) A prohibited sale or lease notice shall remain posted until the code violation(s) is are corrected, we inspect and approve the correction, and you pay the required fees. (See WAC 296-150M-3000))~~

(1) A manufactured home may be posted with a prohibited sale notice when:

(a) The home is being sold or offered for sale by a retailer, dealer, distributor or manufacturer and we find that the home has alterations that constitute a hazard to life, safety, or health; or

(b) The home is being sold or offered for sale by a homeowner and it is not an installed manufactured or mobile home per WAC 296-150M-0020.

(2) A manufactured home may be posted with a prohibited lease notice whenever the home is offered for lease by any party and we find that the home has alterations that constitute a hazard to life, safety, or health.

NEW SECTION:

WAC 296-150M-0051 Can I sell or lease a manufactured home that has been posted with a prohibited sale or lease notice?

(1) You may not sell, lease, or offer for sale a manufactured home that is posted with a prohibited sale or lease notice.

(2) A prohibited sale or lease notice shall remain posted until the code violation(s) are corrected, we inspect and approve the correction, and you pay the required fees. (See WAC 296-150M-3000).

AMENDATORY SECTION:

WAC 296-150M-0320 What must I provide to request approval of an alteration? (1) For approval of an alteration, you must complete and return our alteration permit application form.

The application must contain:

(a) A description of the proposed alteration(s);

(b) Applicable specifications, engineering data, test procedures and results; and

(c) Payment of the alteration permit fee, alteration insignia fee, and any inspection fees. (See WAC 296-150M-3000.)

NOTE: the department may waive alteration permit fees for indigent permit applicants. (See WAC 296-150M-0322.)

(2) For approval of a structural alteration, we must approve the design plan. This is in addition to the requirements stated in subsection (1) of this section. (See WAC 296-150M-0370.)

NEW SECTION:

WAC 296-150M-0322 Data requirements for the identification of indigent persons.

(1) Any one of the following documents from shall be considered sufficient evidence upon which to base the final determination of indigent status, when the income information is annualized as may be appropriate:

- (a) A "W-2" withholding statement from all employers for the previous year;
- (b) Pay stubs from all employers for the previous year;
- (c) An income tax return from the most recently filed calendar year;
- (d) Forms approving or denying eligibility for Medicaid and/or state-funded medical assistance;
- (e) Forms approving or denying unemployment compensation; or
- (f) Written statements from all employers for the previous year or welfare agencies.

(2) In the event that the responsible party is not able to provide any of the documentation described above, the department shall rely upon written and signed declarations under penalty of perjury from the responsible party for making a final determination of eligibility for classification as an indigent person.

(3) Information requests, from the department to the responsible party, for the verification of income and family size shall be limited to that which is reasonably necessary to substantiate the responsible party's qualification for indigent status, and may not be used to discourage applications for such status. Only those facts relevant to eligibility may be verified, and duplicate forms of verification shall not be demanded.

AMENDATORY SECTION:

WAC 296-150M-3000 Manufactured home fees.

WAC 296-150M-3000 MANUFACTURED HOME FEES

INITIAL FILING FEE	\$((28.80)) <u>29.60</u>
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DESIGN PLAN FEES:

STRUCTURAL ALTERATION-MASTER DESIGN (CODE CYCLE)	\$((415.90)) <u>119.10</u>
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STRUCTURAL ALTERATION - ONE YEAR DESIGN	\$((84)) <u>80.00</u>
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RENEWAL FEE	\$((34.70)) <u>35.60</u>
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RESUBMITTAL FEE	\$((57.80)) <u>59.40</u>
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ADDENDUM (Approval expires on the same date as original plan.)	\$((57.80))
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59.40

ELECTRONIC PLAN SUBMITTAL FEE ~~\$4.50~~ 4.60 per page for the first set of plans and \$0.30 per page for each additional set of plans. These fees are in addition to any applicable design plan fees required under this section.

DEPARTMENT INSPECTION FEES:

INSPECTION (~~(Per hour*)~~)

~~((\$ 57.80))~~

MECHANICAL

<u>Heat Pump</u>	<u>30.00</u>
<u>Air Conditioning</u>	<u>30.00</u>
<u>Furnace Installation (gas or electric)</u>	<u>30.00</u>
<u>Gas Piping</u>	<u>30.00</u>
<u>Wood Stove</u>	<u>30.00</u>
<u>Pellet Stove</u>	<u>30.00</u>
<u>Gas Room Heater</u>	<u>30.00</u>
<u>Gas Decorative Appliance</u>	<u>30.00</u>
<u>Range: changing from electric to gas</u>	<u>30.00</u>
<u>Gas Water Heater Replacement</u>	<u>20.00</u>
<u>Water Heater: changing from electric to gas</u>	<u>20.00</u>

ELECTRICAL

<u>Heat Pump</u>	<u>40.00</u>
<u>Air Conditioner</u>	<u>40.00</u>
<u>Furnace Installation (gas or electric)</u>	<u>40.00</u>
<u>Wood Stove (if applicable)</u>	<u>40.00</u>
<u>Pellet Stove (if applicable)</u>	<u>40.00</u>
<u>Gas Room Heater (if applicable)</u>	<u>40.00</u>
<u>Gas Decorative Appliance (if applicable)</u>	<u>40.00</u>
<u>Range: changing from gas to electric</u>	<u>40.00</u>
<u>Electric Water Heater Replacement</u>	<u>40.00</u>
<u>Electric Water Heater replacing Gas Water Heater</u>	<u>40.00</u>
<u>Each added or modified circuit</u>	<u>40.00</u>
<u>Hot Tub or Spa (power from home electrical panel)</u>	<u>40.00</u>
<u>Replace main electrical panel</u>	<u>40.00</u>
<u>Low voltage fire/intrusion alarm</u>	<u>40.00</u>
<u>Fire Safety</u>	<u>40.00</u>

PLUMBING

<u>Fire sprinkler system (also requires a plan review)</u>	<u>20.00</u>
<u>Each added fixture</u>	<u>20.00</u>
<u>Replacement of water piping system (this includes 2 inspections)</u>	<u>90.00</u>

STRUCTURAL

<u>Inspection as part of a mechanical/fire safety installation (Cut truss/floor joist, sheet rocking)</u>	<u>40.00</u>
<u>Reroofs (may require a plan review)</u>	<u>70.00</u>
<u>Changes to home when additions bear loads on home per the design of a professional (also requires a plan review)</u>	<u>70.00</u>
<u>Other structural changes (may require a plan review)</u>	<u>70.00</u>
<u>Fire Safety</u>	<u>40.00</u>

MISCELLANEOUS

<u>Other structural changes (may require a plan review)</u>	<u>70.00</u>
<u>Plan Review</u>	<u>80.00</u>

OTHER REQUIRED INSPECTIONS (Per hour*) \$
55.00~~((57.80))~~

ALL REINSPECTIONS (Per hour*) \$
55.00~~((57.80))~~

INSIGNIA FEES:

ALTERATION	\$ ((28.80)) <u>10.00</u>
REISSUED - LOST/DAMAGED	\$ <u>10.00</u> ((16.90))

IPIA

DEPARTMENT AUDIT FEES

REGULARLY SCHEDULED IPIA AUDIT:

First inspection on each section (one time only)	\$((26.40)) <u>27.10</u>
Second and succeeding inspections of unlabelled sections (Per hour*)	\$((57.80)) <u>59.40</u>

OTHER IPIA FEES:

Red tag removal during a regularly scheduled IPIA audit (Per hour* separate from other fees)	\$((57.80)) <u>59.40</u>
Red tag removal at a time other than a regularly scheduled IPIA audit (Per hour* plus travel time* and	

mileage**)	\$((57.80)) <u>59.40</u>
Increased frequency surveillance (Per hour* plus travel time* and mileage**)	\$((57.80)) <u>59.40</u>
Attendance at manufacturers training classes (Per hour* only)	\$((57.80)) <u>59.40</u>
Subpart "I" investigations (Per hour* plus travel time* and mileage**)	\$((57.80)) <u>59.40</u>
Alterations to a labelled unit (Per hour* plus travel time* and mileage**)	\$((57.80)) <u>59.40</u>
IPIA Issues/Responses (Per hour* Plus travel time* and mileage**)	\$((57.80)) <u>59.40</u>
Monthly surveillance during a regularly scheduled IPIA audit (Per hour* plus travel time* and mileage**)	\$((57.80)) <u>59.40</u>
Monthly surveillance at a time other than a regularly scheduled IPIA audit (Per hour* plus travel time* and mileage**)	\$((57.80)) <u>59.40</u>
Plant certifications, recertifications and addenda updates (Per hour* plus travel time* and mileage per each inspector)	\$((57.80)) <u>59.40</u>
Response to HBT Audit during a regularly scheduled IPIA audit (Per hour*)	\$((57.80)) <u>59.40</u>
Response to HBT Audit at a time other than a regularly scheduled IPIA audit (Per hour* plus travel time* and mileage**)	\$((57.80)) <u>59.40</u>
Alternative construction (AC) letter inspections at placement site (Per hour* plus travel time* and mileage**)	\$((57.80)) <u>59.40</u>
Replacement of HUD labels (Per hour* plus travel time* and mileage**)	\$((57.80)) <u>59.40</u>

OTHER FEES:

FIELD TECHNICAL SERVICE (Per hour plus travel time* and mileage**)	\$((57.80)) <u>55.00</u>
PUBLICATION PRINTING AND DISTRIBUTION OF RCWs AND WACs (One free copy per year upon request)	\$((41.00)) <u>11.30</u>

NOTE: Local jurisdictions may have other fees that apply.

- * Minimum charge of 1 hour; time spent greater than 1 hour is charged in 1/2 hour increments.
- ** Per state guidelines.
- *** Actual charges incurred.

AMENDATORY SECTION:

WAC 296-150F-3000 Factory-built housing and commercial structure fees.

WAC 296-150F-3000 FACTORY-BUILT HOUSING AND COMMERCIAL STRUCTURES

INITIAL FILING FEE	\$((40.30))
	<u>54.00</u>

DESIGN PLAN FEES:

INITIAL FEE - MASTER DESIGN (CODE CYCLE)	\$((197.50))
	<u>266.00</u>

INITIAL FEE - ONE YEAR DESIGN	\$((115.90))
	<u>156.00</u>

RENEWAL FEE	\$((40.30))
	<u>54.00</u>

RESUBMIT FEE	\$((57.80))
	<u>78.00</u>

ADDENDUM (Approval expires on same date as original plan.)	\$((57.80))
	<u>78.00</u>

ELECTRONIC PLAN SUBMITTAL FEE ~~\$4.50~~ 4.60 per page for the first set of plans and \$0.30 per page for each additional set of plans. These fees are in addition to any applicable design plan fees required under this section.

ELECTRICAL PLAN REVIEW (When required by WAC 296-46A-140, Plan review for educational, institutional or health care facilities and other buildings):

Electrical Plan submission fee	\$((57.80))
	<u>59.40</u>

Service/feeder Ampacity:

0 - 100	\$((25.70))
	<u>26.40</u>

101 - 200	\$((32.10))
	<u>32.90</u>

201 - 400	\$((59.90))
	<u>61.50</u>

401 - 600	\$((70.70))
	<u>72.60</u>

601 - 800	\$((91.00))
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	<u>93.50</u>
801 - 1000	\$((111.30))
	<u>114.40</u>
Over 1000	\$((120.80))
	<u>124.10</u>
Over 600 volts surcharge	\$((19.20))
	<u>19.70</u>
Thermostats:	
First	\$((11.50))
	<u>11.80</u>
Each additional	\$3.00
Low voltage fire alarm and burglar alarm:	
Each control panel and up to four circuits or zones	\$((10.50))
	<u>10.70</u>
Each additional circuit or zone	\$2.00
Generators, refer to appropriate service/feeder ampacity fees	
<i>Note: Altered services or feeders shall be charged the above rate per the service/feeder ampacity fees.</i>	
Supplemental submissions of plans (resubmittals, addendums, renewals, code updates, etc.) will be charged per hour or fraction of an hour*	\$((68.40))
	<u>70.30</u>
MEDICAL GAS PLAN REVIEW:	
SUBMISSION FEE	\$((55.50))
	<u>74.00</u>
FIRST STATION	\$((55.50))
	<u>74.00</u>
EACH ADDITIONAL STATION	\$((20.50))
	<u>27.00</u>
RECIPROCAL PLAN REVIEW:	
INITIAL FEE-MASTER DESIGN	\$((88.20))

	<u>119.00</u>
INITIAL FEE-ONE YEAR DESIGN	\$((53.40))
	<u>72.00</u>
RENEWAL FEE	\$((53.40))
	<u>72.00</u>
ADDENDUM	\$((53.40))
	<u>72.00</u>
PLANS APPROVED BY PROFESSIONALS	\$((40.30))
	<u>54.00</u>
APPROVAL OF EACH SET OF DESIGN PLANS BEYOND FIRST TWO SETS	\$((41.00))
	<u>14.00</u>
DEPARTMENT INSPECTION FEES	
INSPECTION/REINSPECTION (Per hour* plus travel time* and mileage**)	\$((57.80))
	<u>69.00</u>
TRAVEL (Per hour*)	\$((57.80))
	<u>69.00</u>
PER DIEM**	
HOTEL***	
MILEAGE**	
RENTAL CAR***	
PARKING***	
AIRFARE***	
DEPARTMENT AUDIT FEES:	
AUDIT (Per hour*)	\$((57.80))
	<u>69.00</u>
TRAVEL (Per hour*)	\$((57.80))
	<u>69.00</u>
PER DIEM**	
HOTEL***	
MILEAGE**	
RENTAL CAR***	
PARKING***	
AIRFARE***	

INSIGNIA FEES:

FIRST SECTION	\$((162.50)) <u>220.00</u>
EACH ADDITIONAL SECTION	\$((15.90)) <u>20.00</u>
REISSUED-LOST/DAMAGED	\$((40.30)) <u>54.00</u>

OTHER FEES:

FIELD TECHNICAL SERVICE (Per hour* plus travel time* and mileage**)	\$((57.80)) <u>69.00</u>
NOTIFICATION TO LOCAL ENFORCEMENT AGENCY (NLEA)	\$((23.90)) <u>30.00</u>
PUBLICATION PRINTING AND DISTRIBUTION OF RCW'S AND WAC'S (One free copy per year upon request)	\$((41.00)) <u>11.30</u>

* Minimum charge of 1 hour; time spent greater than 1 hour is charged in 1/2 hour increments.

** Per state guidelines.

*** Actual charges incurred.